

013.0

0006

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

938,200 / 938,200

USE VALUE:

938,200 / 938,200

ASSESSED:

938,200 / 938,200



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
5-7		EDITH ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: LEITERMANN RICHARD E/KATHLEEN	
Owner 2:	
Owner 3:	

Street 1: 5 EDITH ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

PREVIOUS OWNER
Owner 1: MAC PHEE ROBERT J -
Owner 2: -
Street 1: 5 EDITH ST
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02474

NARRATIVE DESCRIPTION	
This parcel contains 4,938 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Wood Shingle Exterior and 2384 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
		Census:		Exempt		
		Flood Haz:				
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4938		Sq. Ft.	Site		0	80.	1.15	1									454,513						454,500	

IN PROCESS APPRAISAL SUMMARY										Legal Description				User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value									10455	
104	4938.000	483,700		454,500	938,200					GIS Ref					
										GIS Ref					
										Insp Date					
										06/13/13					

PREVIOUS ASSESSMENT										Parcel ID			
Tax Yr										013.0-0006-0002.0			

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	483,900	0	4,938.	454,500	938,400	938,400	Year End Roll	12/18/2019
2019	104	FV	373,000	0	4,938.	482,900	855,900	855,900	Year End Roll	1/3/2019
2018	104	FV	373,000	0	4,938.	352,200	725,200	725,200	Year End Roll	12/20/2017
2017	104	FV	350,000	0	4,938.	306,800	656,800	656,800	Year End Roll	1/3/2017
2016	104	FV	350,000	0	4,938.	261,300	611,300	611,300	Year End	1/4/2016
2015	104	FV	312,200	0	4,938.	255,700	567,900	567,900	Year End Roll	12/11/2014
2014	104	FV	312,200	0	4,938.	210,200	522,400	522,400	Year End Roll	12/16/2013
2013	104	FV	317,900	0	4,938.	200,000	517,900	517,900		12/13/2012

SALES INFORMATION										TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes								
MAC PHEE ROBERT	37308-492		12/9/2002		566,000	No	No										
	13141-491		1/1/1901			No	No	N									

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name				
5/15/2019	662	Heat App	13,334	C						5/27/2015	Permit Insp	PC	PHIL C				
4/21/2015	372	Re-Roof	10,325							6/13/2013	Measured	JBS	JOHN S				
4/17/2015	353	New Wind	9,230							4/30/2013	Info Fm Prmt	EMK	Ellen K				
11/5/2012	1451	Add Bath	10,000	C						1/28/2009	Meas/Inspect	294	PATRIOT				
										8/30/2004	Meas/Inspect	BR	B Rossignol				
										3/13/2002	MLS	HC	Helen Chinal				
										12/10/1999	Inspected	267	PATRIOT				
										9/28/1999	Mailer Sent						
										9/28/1999	Measured	163	PATRIOT				

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 13 - Multi-Garden				Full Bath: 1	Rating: Average			PDAS.											
Sty Ht: 2 - 2 Story				A Bath: 1	Rating: Average														
(Liv) Units: 2	Total: 2			3/4 Bath:	Rating:														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath: 1	Rating: Good														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1											
Color: BEIGE				A Kits: 1	Rating: Average														
View / Desir:				Fpl:	Rating:														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C+ - Average (+)				CONDOS INFORMATION															
Year Blt: 1927	Eff Yr Blt:			Location:															
Alt LUC:	Alt %:			Total Units:															
Jurisdct: G14	Fact: .			Floor:															
Const Mod:				% Own:															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: AV - Average	31. %			No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster				Functional:				1	7	3									
Sec Int Wall:		%		Economic:				1	5	2									
Partition: T - Typical				Special:															
Prim Floors: 3 - Hardwood				Override:				Totals											
Sec Floors: 5 - Lino/Vinyl	15 %							2	12	5									
Bsmt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL			
Subfloor:				Basic \$ / SQ:	170.00			Rate	Parcel ID	Typ	Date	Sale Price							
Bsmt Gar:				Size Adj.: 1.09043622															
Electric: 3 - Typical				Const Adj.: 0.97563571															
Insulation: 2 - Typical				Adj \$ / SQ: 180.858															
Int vs Ext: S				Other Features: 116500															
Heat Fuel: 1 - Oil				Grade Factor: 1.10															
Heat Type: 5 - Steam				NBHD Inf: 1.00000000															
# Heat Sys: 2				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 700981					Juris. Factor: 1.00		Before Depr: 198.94								
% Com Wall	% Sprinkled:			Depreciation: 217304					Special Features: 0		Val/Su Net: 118.09								
				Depreciated Total: 483677					Final Total: 483700		Val/Su SzAd: 202.89								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 013.0-0006-0002.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
2	Frame Shed	D	Y	1	10X12	A	AV	2005	0.00	T	11.2	104							
More: N	Total Yard Items:					Total Special Features:								Total:					